

THE HERNANDO BANK

GRANTOR

TO

WARRANTY DEED

WILLIAM S. BRAMAN, ET AL

GRANTEE

For and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE HERNANDO BANK, a Mississippi Banking Corporation does hereby sell, convey and warrant unto WILLIAM S. BRAMAN and MILES EURE BOYD, JR., the following described land lying and being situated in Section 25, Township 1 South, Range 7 West, DeSoto County, Mississippi:

A 13.5 acre lot as part of an 80.0 acre tract in the Northeast Quarter of Section 25, Township 1 South, Range 7 West, DeSoto County, Mississippi, being more particularly described as BEGINNING at the northwest corner of the northeast quarter of Section 25; Township 1 South, Range 7 West; thence North 85° 24' East 2668.28 feet along the north line of said section to a point in the centerline of Davidson Road; thence South 4° 36' East 823.78 feet along Davidson Road to a point; thence South 5° 00' East 501.0 feet along Davidson Road to a point on the South line of said 80 acre tract; thence South 85° 25' West 40.0 feet to a point in the west right of way of said road; thence North 5° 00' west 50 feet to the point of beginning of the following lot; thence South 85° 25' West 1808.82 feet along a line parallel to the south line of said 80 acre tract to a point; thence North 4° 35' West 250.0 feet to a point; thence North 40° 25' East 314.0 feet to a point; thence South 62° 50' East 315.21 feet to a point; thence North 85° 25' East 1316.5 feet to a point in the west right of way of Davidson Road thence South 5° 00' East 306.2 feet to the point of beginning and containing 13.5 acres more or less. All bearings are magnetic.

SUBJECT TO:

A Thirty (30) foot wide easement for ingress and egress running from Davidson Road to and connecting with the one acre tract of land conveyed to the Bramans and described in Deed Book 171, at Page 635 in the office of the Chancery Clerk of DeSoto County, Mississippi, which Thirty (30) foot wide easement is to run along the South property line of the tract of land belonging to Richard Mahoney referred to as 13.5 acre tract and being described in Trust Deed Book 307 at Page 564 in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, this is intended to define and locate the Thirty (30) foot wide easement described below and is not intended to add to or subtract from that easement, but rather to specify its location with particularity.

ALSO LESS AND EXCEPT:

Beginning at the northwest corner of the northeast quarter of Section 25; Township 1 South; Range 7 West, thence north 85° 24' east 2668.28 feet along the north line of said section to a point in the centerline of Davidson Road; thence South 4° 36' east 823.78 feet along said road to a point; thence south 5° 00' east 501.0 feet along said road to a point in centerline of Davidson Road; thence south 85° 24' west 40 feet to a point in the west right of way of said road; thence north 5° 00' west 50 feet along said right of way to the southeast corner of the existing 13.5 acre tract; thence south 85° 24' west 1808.82 feet to the southwest corner of said 13.5 acre tract; thence north 85° 24' east 257.64 feet along south line of said tract to a point; thence north 31° 50' west 53.46 feet to the point of beginning of the following lot: thence north 4° 14' west 205.35 feet to a point; thence north 57° 38' east 115.44 feet to a point; thence south 43° 13' east 54.87 feet to a point; thence south 39° 30' east 83.62 feet to a point; thence south 26° 10' east 75.11 feet to a point; thence south 2° 46' east 80.44 feet to a point; thence south 86° 06' west 210.61 feet to the point of beginning and containing 1.0 acres more or less. All bearings are magnetic. There is a 30 foot wide easement for ingress and egress from Davidson Road to the 1.0 acre lot across existing 13.5 acre tract.


The warranty of this deed is subject to rights of way and easements for public roads and public utilities and to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Possession is given upon the delivery of this deed and taxes for the year 1986 shall be paid by the Grantee herein.

WITNESS MY SIGNATURE this the 26<sup>th</sup> day of August, 1986.

THE HERNANDO BANK

BY:

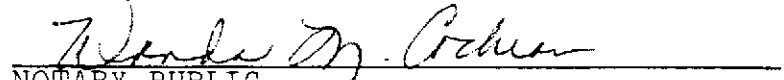
  
A. S. BALLARD, JR.  
Chairman Of The Board

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, the within named A. S. Ballard, Jr., who acknowledged that he is the Chairman Of The Board of The Hernando Bank, a Mississippi Banking Corporation, and that for and on behalf of the said bank, and as its act and deed, he signed, sealed and delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said Bank to so do.

GIVEN under my hand and official seal of office, this the 26<sup>th</sup> day of August, 1986.

My Commission Expires:

  
NOTARY PUBLIC



ADDRESS OF GRANTOR:

P.O. Box 328  
Hernando, Ms 38632

ADDRESS OF GRANTEES:

7785 Davidson Rd  
Olive Branch, Ms 38654